145.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,600 / 786,600
					USE VALUE:	786,600 / 786,600
					ASSESSED:	786,600 / 786,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
236		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELFORD PETER F ETAL/ TRUSTEES
Owner 2:	BELFORD FAMILY TRUST
Owner 3:	
Street 1:	236 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OWEN-BELFORD ELIZABETH-ETAL -
Owner 2:	BELFORD PETER F -
Street 1:	236 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1516 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	306,600		480,000	786,600
Total Card	0.138	306,600		480,000	786,600
Total Parcel	0.138	306,600		480,000	786,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.87 | /Parcel: 518.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	94935
GIS Ref	
GIS Ref	
Insp Date	07/28/16

!11322!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,700	0	6,000.	480,000	786,700	786,700	Year End Roll	12/18/2019
2019	101	FV	235,400	0	6,000.	450,000	685,400	685,400	Year End Roll	1/3/2019
2018	101	FV	235,400	0	6,000.	372,000	607,400	607,400	Year End Roll	12/20/2017
2017	101	FV	235,400	0	6,000.	342,000	577,400	577,400	Year End Roll	1/3/2017
2016	101	FV	207,500	0	6,000.	312,000	519,500	519,500	Year End	1/4/2016
2015	101	FV	195,800	0	6,000.	306,000	501,800	501,800	Year End Roll	12/11/2014
2014	101	FV	195,800	0	6,000.	284,400	480,200	480,200	Year End Roll	12/16/2013
2013	101	FV	195,800	0	6,000.	270,600	466,400	466,400		12/13/2012

PRINT

Date	Time
12/11/20	01:30:21

LAST REV

Date	Time
01/16/20	10:26:06
mmcmakin	
11322	

USER DEFINED

Prior Id # 1:	94935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OWEN-BELFORD EL	73776-35	1	12/6/2019	Convenience	10	No	No		
	21222-094		6/1/1991		202,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2015	1390	Siding	27,950		9/21/2015			Remove old siding
8/23/2007	734	Re-Roof	5,750					
6/28/1996	347	Manual	8,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2016	Measured	DGM	D Mann
7/28/2016	Permit Visit	DGM	D Mann
11/23/2015	Permit Insp	PC	PHIL C
11/7/2008	Meas/Inspect	163	PATRIOT
1/13/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34261203
Const Adj.:	0.98990101
Adj $ / SQ:	172.777
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376691
Depreciation:	70065
Depreciated Total:	306627

COMMENTS

BMT GAR REAR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

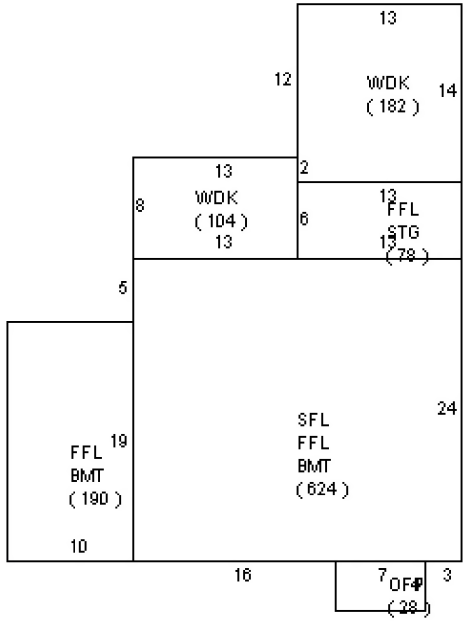
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.78
Special Features:	0	Val/Su Net:	112.64
Final Total:	306600	Val/Su SzAd	202.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	892	172.780	154,117
BMT	Basement	814	51.830	42,192
SFL	Second Floor	624	172.780	107,813
WDK	Deck	286	9.400	2,689
STG	Storage	78	8.480	661
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	2,722			Total:	308,692
Size Ad	1516	Gross Are	2722	FinArea	1516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	